



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3110 MILLRISE Point #3110, Calgary T2Y3W4**

MLS® #: **A2196829**

Area: **Millrise**

Listing Date: **02/24/25**

List Price: **\$225,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **2001**  
Year Built:

Finished Floor Area

Abv Sqft: **582**

Low Sqft:

Ttl Sqft: **582**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **None**

DOM

**1**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer: **Balcony**

Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding, Wood Frame**

Flooring: **Tile, Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**

Int Feat: **Closet Organizers, Soaking Tub**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee: **\$459**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc: 0111781

Remarks

Pub Rmks: **Welcome to this quiet and relaxing 60+ building. The unit has recently added a step in bathtub to help with mobility issues. The large, enclosed 3 season balcony is a great place to enjoy. The building includes a library, games room, exercise room, guest suite, roof top terrace and many social activities.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











